

**Available  
For Sale**

**OFFICE CONDOMINIUM FOR SALE  
ESSEX, CONNECTICUT**



- Professional Office Building
- 1,538 Square Feet of Office Space
- Private Offices and Conference room
- Private Restroom & Kitchenette
- Great Office, Great Price
- On Route 153
- Close proximity to Route 9 & Interstate 95

**CONTACT:**  
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Old Saybrook, CT 06475  
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# OFFICE CONDOMINIUM FOR SALE

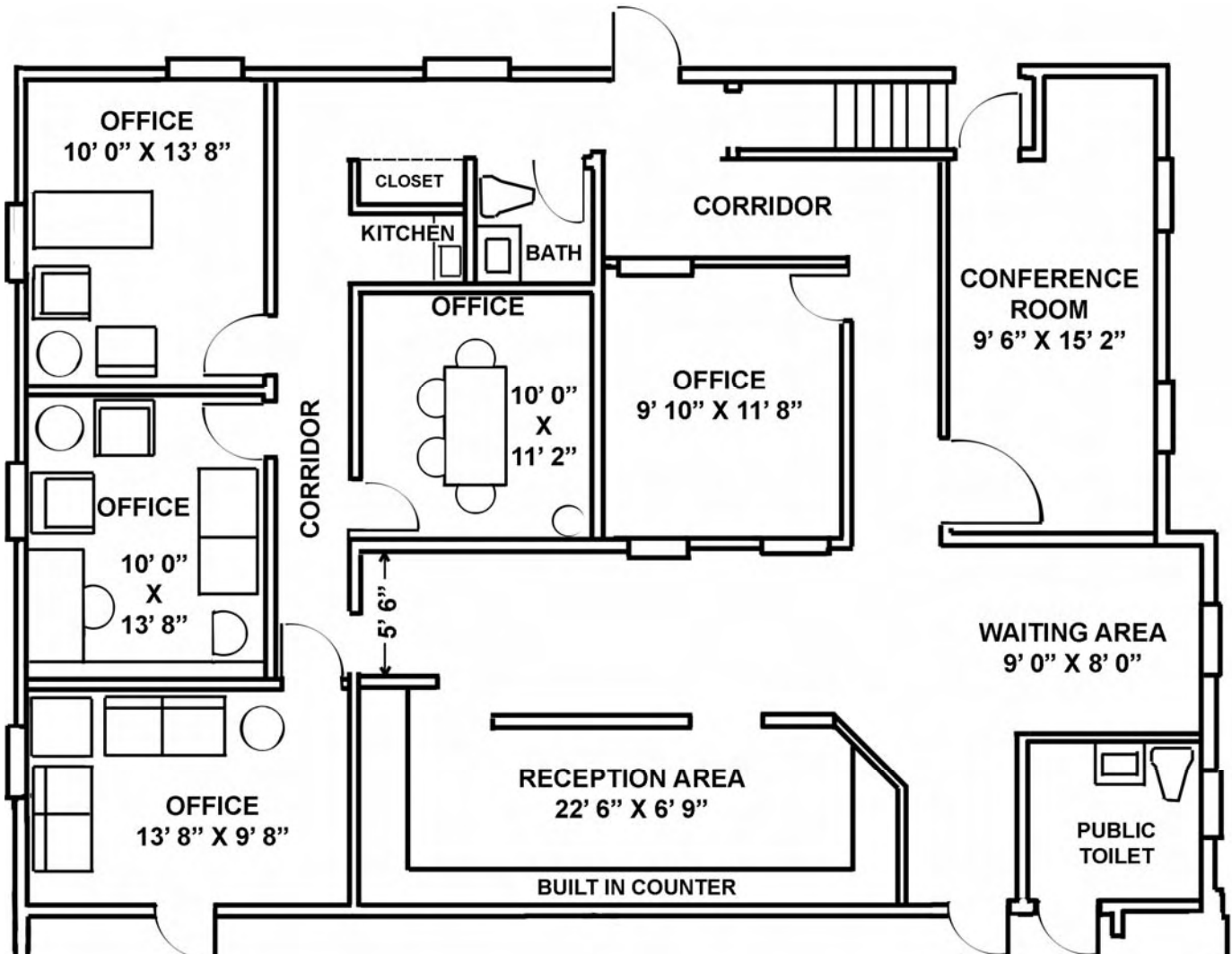
- ADDRESS:** 190 Westbrook Road, Essex, Connecticut
- LOCATION:** On Route 153 just west of Bokum Road.
- PROXIMITY:** 1 Mile to Route 9; ½ Mile to Middlesex Hospital Shoreline Clinic.  
Centrally located between New London, Hartford and New Haven.
- AVAILABILITY:** 1,538 SF of office space.
- DESCRIPTION:** Office condominium complex comprised of five units. The subject unit is the best location in the complex.
- BUILDING AGE:** Built in 1978
- PARKING:** Ample. Paved parking lot.
- FEATURES**
- Four (4) private offices
  - Large reception area
  - Bull pen
  - Phone system
  - Alarm system
  - CAT 5 wired network
  - Conference room
  - Waiting room
  - Move-in condition
  - Kitchenette
  - Private bathroom
  - Signage on Rte. 153
  - New paint and carpet
  - File cabinets and furniture negotiable
  - Suitable for two private businesses
- TRAFFIC COUNT:** 12,300 average daily count.
- DEMOGRAPHICS:**
- |                          | <u>1 Mile</u> | <u>3 Miles</u> | <u>5 Miles</u> |
|--------------------------|---------------|----------------|----------------|
| Population:              | 2,538         | 14,296         | 29,256         |
| Total Households:        | 1,060         | 5,428          | 11,523         |
| Median Household Income: | \$57,777      | \$69,827       | \$68,380       |
- UTILITIES:** Electric HVAC. Monthly Average of \$300.
- ZONING:** Commercial District. Ideal use for professional and business offices and financial institutions not exceeding 1,800 gross square feet area.  
Special exceptions to include: Retail stores, custom tailoring, shoe repair, watch, and other special-exception uses.
- CONOD FEES:** \$300 per month includes exterior maintenance, landscaping, water and trash removal.
- TAXES:** \$2,131
- OCCUPANCY:** Upon Closing
- FOR SALE:** \$250,000

**For more detailed information, please contact:**  
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## BROKERS PARTICIPATION INVITED

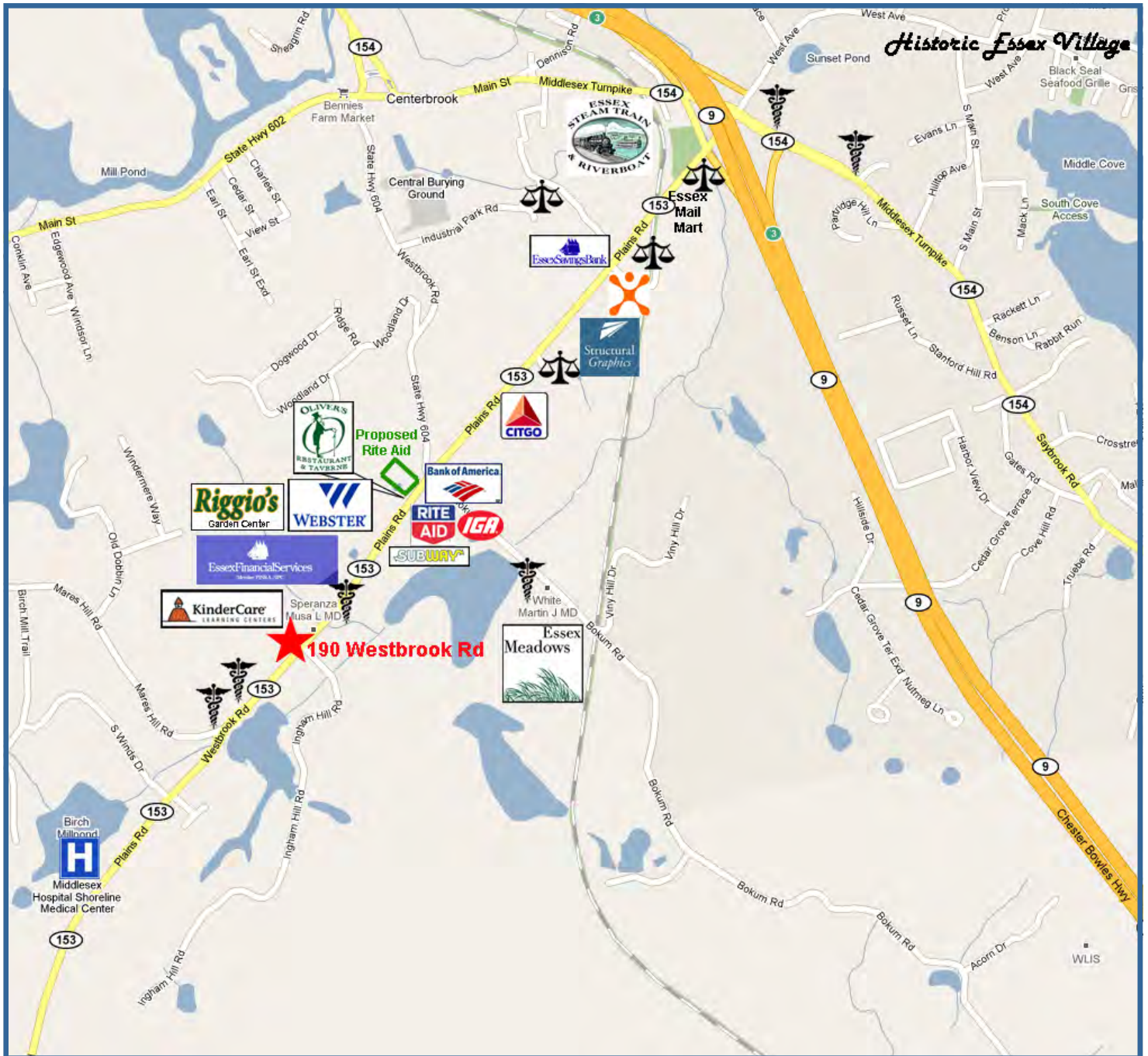
All information stated is from sources deemed reliable and is submitted subject to errors, omissions change of other terms and conditions, prior sale, lease, financing or withdrawal without notice.

# 190 WESTBROOK ROAD, UNIT 2A



*Dimensions are approximate*

# TENANTS & RETAILERS NEAR SUBJECT PROPERTY



## Other Businesses Located in 190 Westbrook Road Complex:

- ◆ Child & Family Agency
- ◆ Peter E. Pool, DMD
- ◆ CI Hanson & Associates
- ◆ David J. Fitzgibbons, PhD